Metro Facts....

Population & Employment Projections 1991 to 2021

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INTRODUCTION

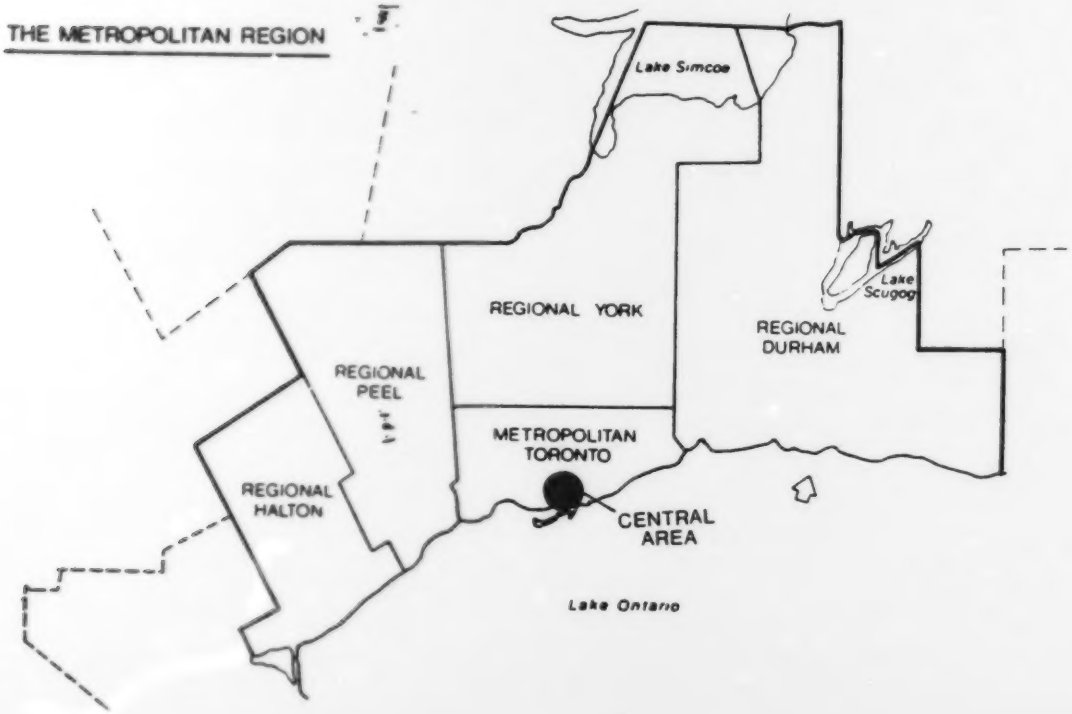
This report represents revised demographic projections for Metropolitan Toronto and the Surrounding Regions based on analysis of the 1986 Census and other Statistics Canada and Provincial data. Some revised overall employment projections based on recent employment trends from surveys in the region are also examined. The results represent a preliminary re-evaluation of emerging trends pending the release of the 1986 Journey to Work data and the comprehensive Population, Housing and Employment report to be produced early in 1989. The comprehensive report will reflect both demographic and land use analysis.

COMPARISON OF POPULATION BETWEEN 1981 AND 1986

METRO AND SURROUNDING REGIONS

The population increased in the Metropolitan Region from 1981 to 1986 by over 300,000. Almost two-thirds of this was split equally between York Region and Peel Region approximately 100,000 each. Metropolitan Toronto grew by over 55,000, Durham 40,000 and Halton 18,000. This indicates that most of the growth in the Region has been north and west, but if growth is measured in terms of distance from the Central Area, the growth in Scarborough would have to be considered with the Durham growth and therefore a much better balance would result with over 80,000 to the east, as compared to 100,000 north and 118,000 west. In order of magnitude, Metropolitan Toronto still has by far the largest population with 2.2 million, but there has been a shift in the surrounding municipalities with York which in 1981 had the smallest population moving in 1986 to the third largest, behind Metro and Peel. Durham has moved from 3rd to 4th and Halton 4th to 5th largest.

THE METROPOLITAN REGION



MUNICIPALITIES WITHIN METRO

Between 1981 and 1986 only two municipalities realized any real growth, the Cities of Toronto and Scarborough with 13,000 and 40,000 respectively. The other municipalities remained virtually unchanged in this time period. In 1986 the population by municipality is the following: Toronto 610,000; North York 560,000; Scarborough 490,000; Etobicoke 300,000; York 140,000; and East York 100,000.

ASSUMPTIONS

The following are the overall assumptions which were used in the production of the projections presented.

FERTILITY RATES

Over the last two census periods the fertility rates have stabilized at around 1.7. The projections are based on a slight decrease in the next few years and then levelling off later on in the projection period.

SURVIVAL RATES

It was assumed that there will be a slight increase in survival rates during the projection period.

NET MIGRANT RATES

Within Metropolitan Toronto the net migrant rate from 1981-1986 was -14,500 or -2,900 annually. This was quite a significant increase from the previous ten years when the rate was over -10,000 annually. As a result of this, the current projections were based on a low rate of -6,000 annually, a medium rate of -2,000 and a high rate of 2,000.

The Metropolitan Region from 1981-1986 has shown a net migrant rate increase of 166,000 or over 33,000 annually. In fact, if Metropolitan Toronto is removed from the Metro Region numbers, the Four Surrounding Regions had an average annual net migrant growth rate of 36,000. In the model for the Metro Region the rates used were a low of 24,000, medium 30,000 and high of 36,000.

EMPLOYMENT

The preliminary employment projections are based on a re-evaluation of the previous M186 Traffic Zone Projections using current employment trends based on collected data up to 1987.

AGE DISTRIBUTION

In Metropolitan Toronto, between 1981 and 1986 there was an increase of about 4% in the pre-school age group. The school age group (5-19) showed a decline of about 14%. Breaking up the working age group into 5 year age groups shows increases from ages 20-44 and decreases from 45-59. The Senior population 60+ has increased.

In the Surrounding Regions, all age groupings have increased between 1981 and 1986.

THE PROJECTION MODEL

To produce these population, labour force, household and housing projections a computer model is used. This projection model is composed of three components each building on the previous one. The population projections are derived from the first part of the model (P7.10), using a demographic age-cohort survival method based on fertility rates, survival rates and net migration rates. These newly derived population projections along with various assumptions are used to produce the second part (P7.20), projections of labour force status and size of families and households. The number of family and non-family household projections together with assumptions lead to housing by type (P7.40) projections.

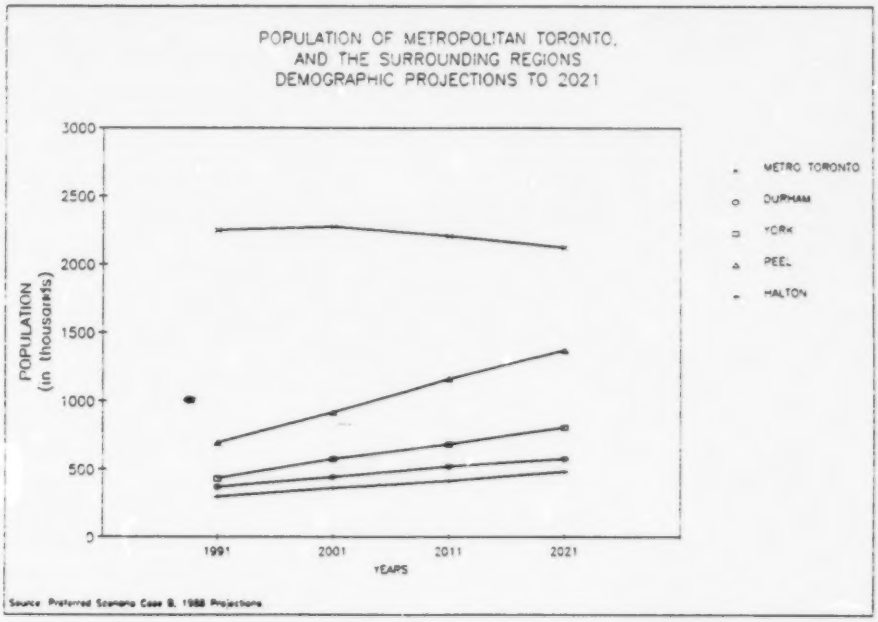
PREVIOUS VS. REVISED POPULATION PROJECTIONS

The accompanying table compares the previous February 1984 and revised May 1988 population projections to the year 2021. The revised set of projections reflect a greater population growth than previously anticipated, particularly for the City of Scarborough and the Region of York. The strong performance of the Ontario Economy and particularly in the Golden Horseshoe Area in the past eight years, has been reflected in recent population and employment growth. These revised projections reflect that reality.

The following analysis reflects the result of the revised projections.

Metropolitan Toronto is expected to continue to increase to around 2001. The impact of a long period of low birth rates and continuing out migration of population will then cause some drop in the population to occur. Metro Toronto will reach a peak of close to 2.3 million in 2001 and then decline to about 2.1 million in 2021.

Durham Region will increase on a fairly continuous basis from 326,000 in 1986 to 575,000 in 2021. York Region, which is just slightly larger than Durham, at 350,000 in 1986 will grow significantly faster, surpassing 800,000 by 2021. Peel Region will continue to be the largest Region, going from 592,000 in 1986 to 1,368,000 in 2021. Halton Region, although the smallest, will grow from 271,000 in 1986 to 480,000 in 2021.



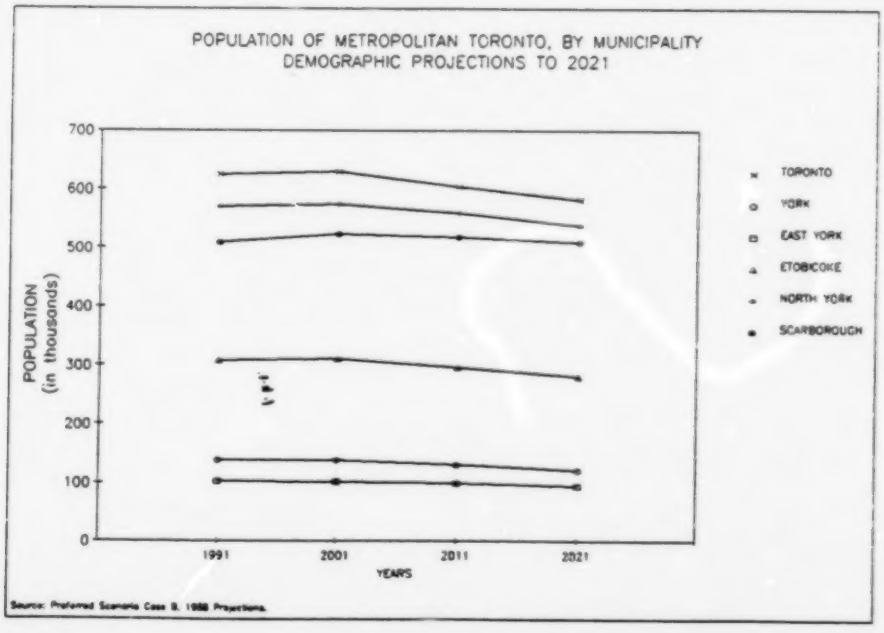
COMPARISON OF POPULATION PROJECTIONS

	1981	1986	1991	2001	2011	2021
Metro Toronto						
Previous	2,137,395	2,192,721	2,174,900	2,169,500	2,138,500	2,056,300
Revised			2,248,000	2,273,700	2,204,300	2,120,700
Durham						
Previous	283,639	326,179	360,600	421,900	484,500	530,000
Revised			369,800	440,000	518,000	575,000
York						
Previous	252,053	350,602	391,300	509,100	637,000	753,400
Revised			431,000	574,400	679,600	802,900
Peel						
Previous	490,731	592,169	694,300	906,700	1,089,600	1,272,400
Revised			694,000	916,000	1,160,000	1,368,000
Halton						
Previous	253,883	271,389	312,300	354,000	400,300	446,200
Revised			297,000	358,000	413,000	480,000
Metropolitan Region						
Previous	3,417,701	3,733,060	3,933,400	4,361,200	4,749,900	5,058,300
Revised			4,039,800	4,562,100	4,974,900	5,346,600

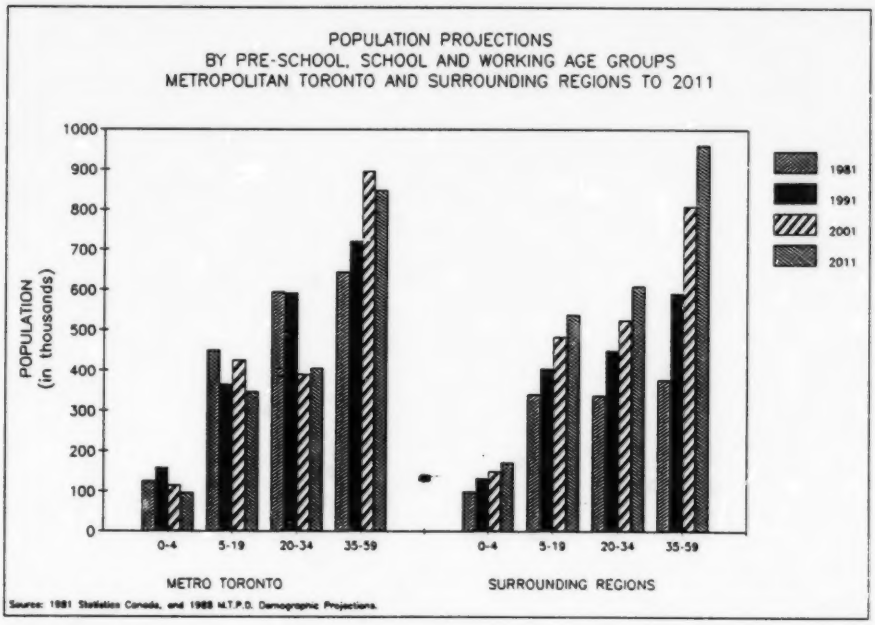
COMPARISON OF POPULATION PROJECTIONS

	1981	1986	1991	2001	2011	2021
Toronto						
Previous	599,217	612,289	603,800	603,100	592,500	567,300
Revised			624,300	629,100	603,300	581,100
York						
Previous	134,617	135,401	134,500	134,500	130,500	123,400
Revised			137,700	138,100	130,500	120,400
East York						
Previous	101,974	101,083	101,800	99,800	96,300	90,500
Revised			101,600	101,300	99,000	93,800
Etobicoke						
Previous	298,713	302,973	298,000	290,700	284,500	271,400
Revised			307,100	310,000	296,400	280,000
North York						
Previous	559,521	556,297	569,900	570,900	564,700	540,800
Revised			569,300	572,700	557,700	537,000
Scarborough						
Previous	443,353	484,676	466,900	470,500	470,000	462,700
Revised			508,000	522,500	517,400	508,400

The municipalities in Metropolitan Toronto in this revised set of projections have generally shown some moderate increase from the previous projections. Toronto grows to around 630,000 in 2001, before starting to decline. York grows marginally from 135,000 in 1986 to 138,000 in 2001, and then is expected to decline. East York is expected to remain around 101,000 to 2001, before declining to around 94,000. Etobicoke will increase to around 310,000 in 2001 and then declines to around 280,000 by 2021. North York will grow to around 573,000 in 2001, before dropping to 537,000 in 2021. Scarborough, with a 1986 count of 485,000, will grow to 522,500 in 2001 before declining to about 508,000 in 2021.

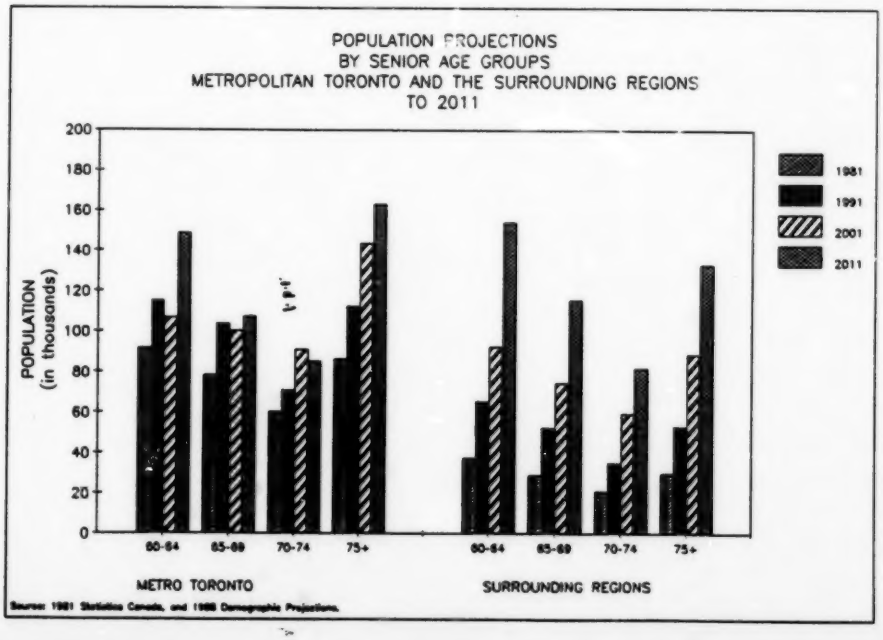


The age groups illustrated on the following figure highlight some of the problems which have already started in terms of schooling, future labour force and services to seniors. The pre-school (0-4) and school age (5-19) population in Metropolitan Toronto generally show a decline in the coming years, with the Regions still showing large growth in these groups because of their large population increase. This will, therefore, lead to more surplus schools within Metro Toronto and greater demands for new facilities in the Surrounding Regions.



The labour force age groups 20-34 and 35-59 show a decline in Metro with continuing growth of labour force in the Surrounding Regions. This will create an even greater impact on our roads and transit system in the coming years.

The senior age groups show some large growth as expected within Metro Toronto, but the Surrounding Regions also start to show large numbers of seniors, especially after 2001.



EMPLOYMENT PROJECTIONS

The following table reflects the higher employment growth projected as a result of the previously mentioned strong recent performance of the Ontario Regional economy.

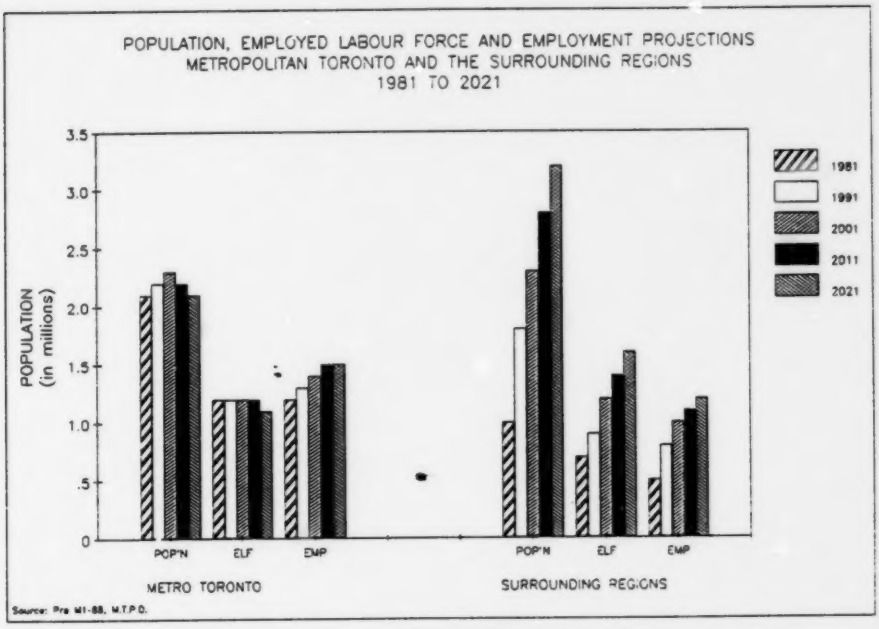
		M186 Projections			May 1988 Projections		
	1981	1991	2001	2011	1991	2001	2011
Metro Toronto	1,240,000	1,375,600	1,416,600	1,445,600	1,345,000	1,423,700	1,485,600
Durham	103,160	124,500	147,600	164,600	130,000	153,000	170,200
York	105,945	159,900	201,900	228,900	198,000	252,000	276,800
Peel	227,086	317,700	404,400	468,800	360,000	460,000	520,000
Halton	99,755	118,200	134,700	147,800	119,000	136,000	149,800
Metropolitan Region	1,775,946	2,095,900	2,305,200	2,455,700	2,152,000	2,424,700	2,602,400

SUMMARY OF TRENDS AND CONCLUSIONS

In 1961, 77% of the total population of the Metropolitan Region resided in Metropolitan Toronto, but by 1986 the figure was only 58.7%. This trend will continue. It is estimated that by 2021 Metro Toronto will have only 39.7% of the area's population.

In the revised projections, Metro Toronto's population will increase marginally to 2001 and then show some moderate decline to around 2.1 million people. The Metropolitan Region will grow from 3.7 million in 1986 to 5.3 million by 2021. The areas of greatest growth are Peel Region from 592,000 in 1986 to over 1.3 million by 2021, and York Region from 350,000 in 1986 to 803,000 in 2021. The Regions of Durham and Halton also show significant growth in the projection period. Within Metropolitan Toronto most municipalities show some moderate increases from 1986 to 2001, but all start to decline after that to 2021.

The following figure compares the Population to Employed Labour Force (ELF) and to Employment.



Within Metro Toronto both the population and ELF start to decline, but growth in employment is still expected from 1.24 million jobs in 1981 to 1.52 million jobs in 2021. The Regions show great growths in all three areas with the population in the Surrounding Four Regions surpassing Metro Toronto shortly after 2001. The ELF in the Surrounding Four Regions will also grow from 660,000 in 1981 to 1.6 million in 2021. Employment will also grow significantly from only 530,000 in 1981 to some 1.2 million in 2021.

The most significant impact of the projections are the following:

- An aging population will put significant demands on services for the elderly, particularly in the health fields.

- The decline of population school age groups will require that alternative uses be sought for some redundant school sites within Metropolitan Toronto. In the Regions many new schools will be required to accommodate the rapid population growth in the short term. These facilities should be constructed so that they can easily be converted to other uses, such as recreation facilities or senior citizen homes, some 15 to 20 years later.

- The continuing growth of employment in Metropolitan Toronto and the expected decline of the employed labour force at the turn of the century will increase the amount of in-commuting and length of Journey to Work. GO Transit service will have to continue to expand, both in terms of capacity and connection to other transit services. Such expansion of service should be introduced with care in response to demand so as to avoid the encouragement of in-commuting.

- Residential intensification will become an increasingly important goal in Metropolitan Toronto in order to better utilize existing infrastructure and minimize the amount of in-commuting.